

20 FREDERICK STREET, LONDON WC1X 0ND

DESIGN, ACCESS & HERITAGE STATEMENT

The Planning and Listed Building applications relate to the basement flat at 20 Frederick Street.



1. Site Analysis

20 Frederick Street is a four-storey and basement terrace property built by William Cubitt during the first half of the 19th Century (c.1830). It is Grade II listed and is in the Bloomsbury Conservation Area. It is located on the northern side of the street.

Extracts from 'Bloomsbury Conservation Area Appraisal and Management Strategy' – Adopted 18 April 2011:

Calthorpe Street/Frederick Street.

This sub area is situated on the eastern edge of the Bloomsbury Conservation Area, east of Gray's Inn Road, and abuts the boundary with the London Borough of Islington. It comprises an area of mainly terraced housing built on the Swinton and Calthorpe Estates to the east of Gray's Inn Road, an historic route dating back at least to Medieval times. It is one of the few parts of the Conservation Area that has a noticeable fall from west to east, being on the west side of King's Cross Road which follows the valley of the now culverted River Fleet. The northernmost part around Swinton Street was developed in the late 18th century following the construction of New Road (now Euston Road) and a small suburb to the north of this area around Battle Bridge. The remainder of the area was developed over the period 1820 to 1850 by the builder Thomas Cubitt who had his yard in this area. A notable pattern is the progression of development from west to east and the gradual variation in the detailed treatment of the frontages. In the 1860s the excavation for the new Metropolitan Railway cutting bisected Swinton Street and Acton Street towards their eastern end.

Most of the buildings in this area date from the 1820s to the 1840s, and were designed and built by Thomas and William Cubitt. 19th century development progressed from west to east, although there have been some areas of post-war redevelopment. There is slightly greater use of stucco render in these quieter streets. There is generally a grander, classical approach to the overall composition of elevations, which boast pilasters, pediments and projections, emphasising the design of the terrace as a single composition (particularly evident on Frederick Street). Several terraces in this area have entrance porticos at street level giving greater architectural significance, a feature not seen in the streets to the north.

The property is part of a portfolio of properties acquired by Community Housing Association in the 1970's in Frederick Street, Ampton Place and Ampton Street.

20 Frederick Street was converted into a maisonette and two flats in the mid 1980s as follows:

Basement – self-contained 1-bedroom flat

Ground floor – bedsit flat

Upper floors – 3-bedroom maisonette

2. Development Objectives

One Housing Group is intending to carry out a series of repairs and improvements throughout the majority of their properties in the immediate vicinity (i.e. Frederick Street, Ampton Street and Ampton Place). Generally, the works will consist of the

essential renewal of the services (mechanical and electrical installations), kitchen fittings and bathrooms together with all other necessary repairs.

Improvements to the internal layouts of the maisonettes, flats and bedsits may also be proposed on a property-by-property, unit-by-unit basis.

The current layout of the basement flat is typical of the basement flats on this side of the street and is characterised as follows:

- entrance hall located beneath the main entrance steps at street level
- small front living/dining room – entered directly from hall directly (and from which all following accommodation is accessed)
- internal bathroom - adjacent to spine wall (in what was originally the front room)
- bedroom - in main rear room
- kitchen - in back extension

3. Design Solution and impact on heritage assets

This particular arrangement of rooms, where the bedroom is effectively an 'inner room', does not fully comply with current fire regulations. However, in order to maintain the existing arrangement, which the resident prefers to retain, the proposals include for the installation of a fire suppression system in the kitchen and living room. The system is linked to smoke alarms which when triggered set off wall a water based mist via wall mounted nozzles effectively suppressing and extinguishing the fire.

On the ground floor the kitchen is to be moved from the small rear room to the front room to provide a small combined kitchen/dining/sitting room. The former kitchen becomes a small bedroom off of which is the bathroom. This new arrangement creates a small one person flat instead of the present bedsit flat. It is also safer as the bathroom is accessed from the bedroom rather than the kitchen, which poses inherent risks.

In addition to the alterations referred to above and identified on the drawings approval is also being sought for the introduction of secondary glazing to the main sash windows (basement front and rear elevations).

The proposed alterations are discreet and will therefore have no adverse impact on the listed building. They do not harm the building nor do they affect any original features, they are entirely reversible and will positively contribute to the stock of housing in the area by improving the quality and standard of accommodation available.

4. Access

There are no proposed changes affecting the access arrangements.

5. Affect on neighbours

The proposals will have no affect on neighbours.

6. Appendix

English Heritage List Entry Summary for 12-26 Frederick Street.

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 12-26 AND ATTACHED RAILINGS

List Entry Number: 1322172

Location

NUMBERS 12-26 AND ATTACHED RAILINGS, 12-26, FREDERICK STREET

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 25-Oct-1971

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 477389

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ3082NE FREDERICK STREET
798-1/91/511 (North side)
25/10/71 Nos.12-26 (Even)
and attached railings

GV II

Terrace of 8 houses. c1827-32. By William Cubitt. Stucco. Nos 20-24 with slated mansard roofs and dormers. Irregular terrace with projecting end bays and central bay. Projecting bays (Nos 12, 18 & 26): 4 storeys and basements. 1 window each. Rusticated stucco ground floors and plain stucco 1st floor sill bands. Square-headed doorways with panelled jambs, cornice-heads, fanlights and panelled doors. Paired pilasters with enriched capitals rise through 1st and 2nd floors to support an entablature at 3rd floor level (simplified on No.26). 1st floor windows with cast-iron balconies; Nos 12 & 18 with 4-light windows and No.26 with tripartite sash. 2nd floor, recessed sashes with sill band. Nos 12 & 18 3rd floors with paired pilasters flanking recessed sashes and carrying cornice and blocking course. No.26 with paired pilaster strips rising to the top of the parapet and flanking a C20 window. Recessed bays (Nos 14, 16 and 20-24): 3 storeys and basements; Nos 20-24 with attics. 2 windows each. Square-headed doorways with panelled jambs, cornice-heads, fanlights and panelled doors. 1st and 2nd floor sill bands. Recessed sashes; 1st floor with cast-iron balconies. No.20 with cast-iron foliated and floral window guard on ground floor. Nos 14 and 16, entablature and blocking course. Nos 20-24 entablature without cornice. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with bud finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, Parish of St Pancras IV: London: -1952: 64).

Listing NGR: TQ3074082723

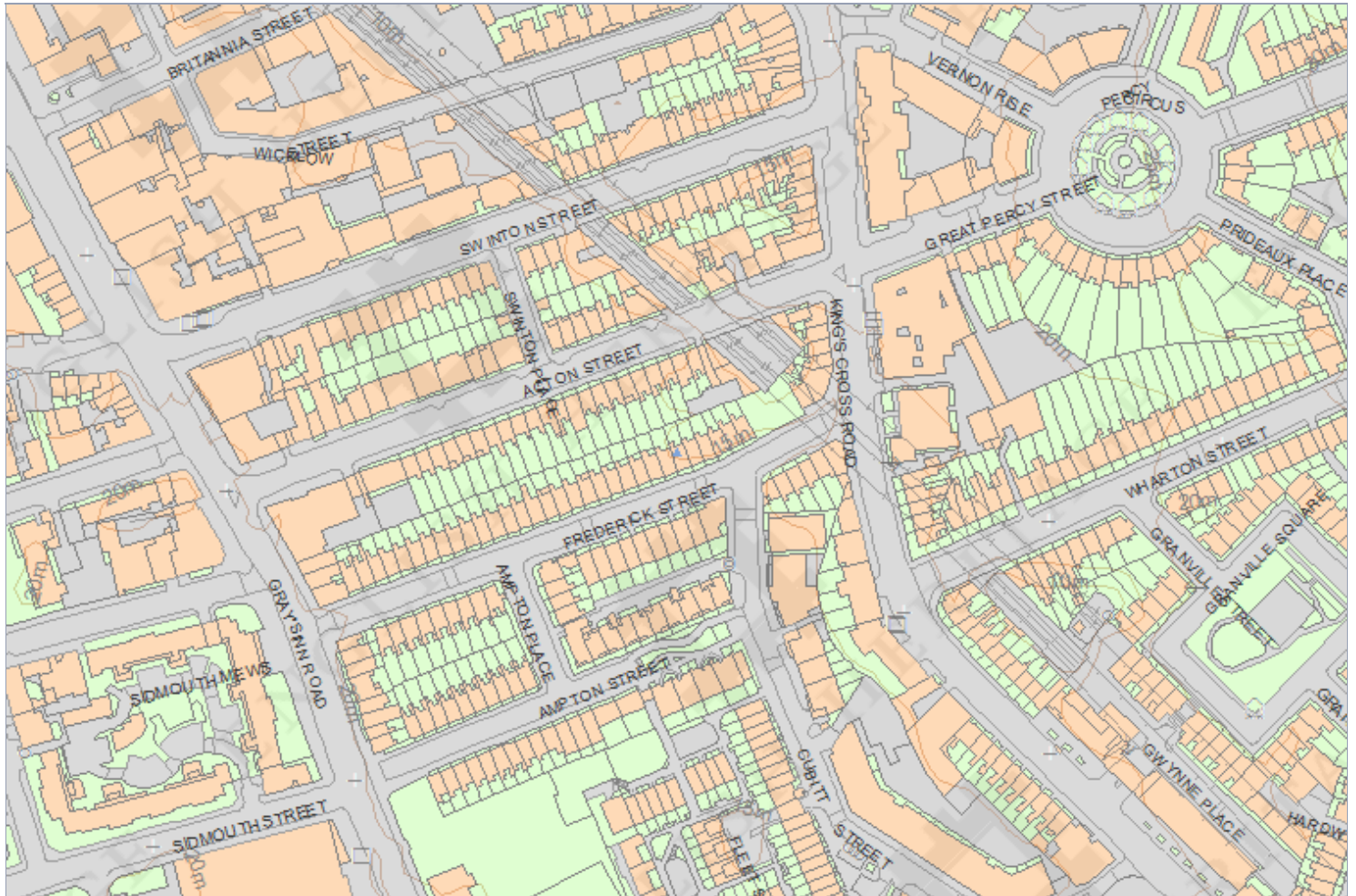
Selected Sources

1. **Article Reference** - *Title:* Volume 24 Kings Cross neighbourhood The Parish of St Pancras Part 4
- *Date:* 1951 - *Journal Title:* Survey of London - *Page References:* 64
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Map

National Grid Reference: TQ 30740 82723

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1322172.pdf](#)



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